



Agenda for Meeting 15-2017

CITY OF ROCKVILLE PLANNING COMMISSION

Anne Goodman, Chair

Don Hadley
Charles Littlefield
Jane Wood

Gail Sherman
John Tyner, II

**Wednesday, September 13, 2017
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue**

Andrew Gunning, Staff Liaison
Cynthia Walters, Deputy City Attorney
Eliot Schaefer, Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. REVIEW AND ACTION

- A. [Final Record Plat PLT2018-00562. 908 Grandin Avenue](#) – A proposal to create three record lots from two existing record lots for .73 acres located at 908 Grandin Avenue. The property is zoned R-60. Planner: Margaret Hall, 240-314-8226.

II. RECOMMENDATION

- A. [Adequate Public Facilities Standards \(APFS\) and Zoning Text Amendment](#) – further consideration, continued from the August 9 meeting: Review and comment on the proposed revisions to the Adequate Public Facilities Standards to modify the school capacity assessment and delete the fire and emergency protection services provisions. The proposed text amendment would delete the reference to the fire and emergency protection services if the Mayor and Council decide to delete the Fire/EMS test from the APFS. Zoning Administrator: Deane Mellander, 240-314-8224.
- B. [Zoning Text Amendment TXT2018-00247 and Sectional Map Amendment MAP2018-00116](#) – The text amendment proposes to create a new Mixed-Use Corridor Transition (MXCT) Zone to implement the recommendations of the Rockville Pike Neighborhood Plan. The text amendment will also amend the land uses in other mixed-use zones and create a new “Champion Project” development process. The Sectional Map Amendment proposes to apply the new zone to certain

properties within the Pike Plan area and rezone other properties within the Plan area in accordance with the recommendations of the Plan. Other properties in the Plan area will be reconfirmed in their existing zone. Zoning Administrator: Deane Mellander, 240-314-8224.

III. COMMISSION ITEMS

- A.** Staff Liaison Report
- B.** Old Business
- C.** New Business
- D.** Minutes
- E.** FYI Correspondence

IV. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

September 27, 2017
October 11, 2017

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since June 28, 2017:

- PLT2018-00562, 98 Grandin Ave. RCG Development LLC, for the creation of three record lots from two existing record lots in the Janeta subdivision
- STP2018-00326, 50 Monroe Pl, RST Development LLC, proposed multi-family building with small commercial space, entrance driveway, and ground floor landscape and hardscape elements

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.